

Municipality of the District of Lunenburg

Minutes of a Meeting of the Planning Advisory Committee

Held in Council Chambers, 10 Allée Champlain Drive, Cookville NS

Thursday, April 24, 2025 – 7:00 p.m.

Attendance

Councillor Kacy DeLong, District 8, Chair
Councillor Martin Bell, District 2, Vice Chair
Councillor Cathy Moore, District 5
Keith Drysdale, Member at Large
Michael Hirtle, Member at Large
Gary Mailman, Member at Large
Ann Mech, Member at Large via TEAMS

Staff

Jeff Merrill, Director of Planning and Development Services
Ella Gindi, Planner II
Carin Mahon, Planner I
Jennifer Harrietha, Administrative Assistant

Regrets

Mayor Elspeth McLean-Wile, ex officio
Councillor Ben Brooks, District 9

1. Call to Order

Councillor DeLong called the meeting of the Planning Advisory Committee (PAC) to order at 7:00 p.m. and acknowledged that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people.

2. Procedure for Public to Address the Committee

Councillor DeLong, Chair reviewed "The Procedure for Addressing the Committee" to those in attendance.

3. Approval of Agenda

The agenda of the Planning Advisory Committee was approved as circulated.

4. Approval of Minutes – February 20, 2025

The minutes of February 20, 2025, Planning Advisory Committee be approved as circulated.

5. Planning Advisory Committee Matters

5.1 Osprey Village Secondary Planning Strategy and Land Use Bylaw Amendments

Ms. Gindi presented the report “Development Agreement Review for Proposed Land Lease Community on Lot FE-1 MacCulloch Road” to the committee, as attached to the agenda.

The property located on MacCulloch Road, Cookeville is proposed to house a modular single-family cluster development (land lease community) with up to 23 units. The developer engaged with the community and answered questions and considered any concerns. The proposed cluster development adheres to municipal planning policies.

The applicants were in attendance, which included:

Jay Richards, President
Jeremy Wyatt, P.Eng., DesignPoint

The committee discussed the following:

- Single versus double modular units
- Wastewater control
- Water infrastructure (location)
- Public questions and concerns

Moved by Mr. Mailman, seconded by Councillor Bell that the Planning Advisory Committee recommend Municipal Council enter into a Development Agreement for the land-lease cluster development on Lot FE-1 MacCulloch Road PID 60709383, as it is consistent with the Development Agreement requirements outlined in the Municipal Planning Strategy. Carried unanimously.

6. Business Arising from Minutes

6.1 Osprey Village Secondary Planning Strategy and Land Use Bylaw Amendments

At the February 20, 2025 committee meeting the report “Osprey Village Plan Amendments” was presented, as attached to the agenda.

The committee asked staff to bring the draft amending By-law to the next meeting with the following items clarified:

Area 1: List the PIDs
Area 2: The committee preferred Option 2
Area 3: Rezone to Open Space Zone

The committee discussed Area 1:

- Servicing lots:
 - Connection to the municipal wastewater treatment system
 - Onsite wastewater service systems
- Minimum 25 units per hectare
- Residential zone designation:
 - classifications
 - requirements

Moved by Councillor Moore, seconded by Mr. Drysdale, that Municipal Council approve the proposed amendments to the Osprey Village Land Use Bylaw to allow lower density residential development on the four (4) unserviced properties of PID 60431913, 60582566, 60253374, and 60487824.

Opposed: Mr. Mailman

Carried.

Moved by Mr. Drysdale, seconded Councillor Bell, that Municipal Council approve the proposed amendments to the Osprey Village Secondary Planning Strategy and Land Use Bylaw to rezone and redesignate the property of PID 60730413 from the Institutional (IN) Zone to the General Commercial (GC) Zone under the Enterprise Designation.

Carried unanimously.

The committee discussed Area 3:

- Zoning classifications
- Options for the open space

Moved by Councillor Moore, seconded by Mr. Hirtle, that Municipal Council approve the proposed amendments to the Osprey village Secondary Planning Strategy and Land Use Bylaw to rezone and redesignate the property of PID 60727641 from the Hight Density Residential (R-3) Zone to the Open Space (OS) Zone under the Community Designation.

Carried unanimously.

7. Heritage Advisory Committee Matters - Nil

8. Added Items – Nil

9. In Camera - Nil

10. Next Meeting Date – Thursday May 22, 2025

11. Adjournment

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There being no further business, the meeting adjourned at 8:13 p.m.